

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - December 8, 1971

Appeal No. 11008 The First Church of Christ, Scientist, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and carried with the absence of Messrs. William S. Harps and Howard H. Mackey, the Order of the Board was entered at the meeting of May 18, 1972.

EFFECTIVE DATE OF ORDER - June 6, 1972

ORDERED:

That the appeal for permission to establish parking garage use in building at 916 - 16th Street, NW., Lots 800, 801, 814 and 815, Square 185 and variance from Sections 7204 and 7206 to permit size of spaces less than 9' x 19' and attendant parking, be CONDITIONALLY GRANTED.

FINDINGS OF FACT:

1. The subject property is located in a SP District.
2. The property is improved with an office building and a church above street level and one level of garage below street level.
3. The garage has spaces for 59 cars at 9' x 17' each.
4. The parking for the cars has been leased by the Cafritz Company to manage the cars for commercial use with the attendant parking.
5. The appellant requested a waiver from the Board on the size of parking spaces which would be used predominantly by small cars and to consider the layout of the spaces as being managed by attendant parking.
6. The Department of Highways and Traffic offers no objection to the granting of this appeal.
7. The National Capital Planning Commission recommended approval of this application provided parking is limited to occupancy of the office building on the premises except on Wednesday evenings and Sundays.

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8. There was no opposition registered at the public hearing to the granting of this appeal.

OPINION:

We are of the opinion that the proposed parking garage use in building is so located and that the activities will be such that it is not likely to become objectionable to adjoining and nearby property because of noise, traffic, or other objectionable conditions. We are further of the opinion that the nature of this project is such that the subject premises are reasonably necessary and convenient to the neighborhood which it is proposed to serve.

It is also the opinion of the Board that appellant has proven a hardship within the meaning of the variance clause of the Zoning Regulations and that a denial of the requested relief will result in peculiar and exceptional practical difficulties and undue hardship upon the owner.

Further, we hold that the requested relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Regulations and Map.

The Board feels that the use of the parking garage is limited to occupants of the office building on the premises except on Wednesday evenings and Sunday when they will be available to persons attending religious service.

The Board also feels that since the office building will be rented to persons or organizations which qualify as SP uses who have a correspondingly large demand for parking that the parking should be reserved for occupants of the office building as provided in the above condition.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By:



GEORGE A. GROGAN, Secretary of the Board

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THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF

SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR

OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF ECONOMIC

DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE

EFFECTIVE DATE OF THIS ORDER.